



## UPHAMS CORNER STUDY AREA<sup>1</sup> DATA PROFILE

Department of Neighborhood Development  
Research & Policy Development Division

	<u>Uphams Corner</u>	<u>Dorchester</u>	<u>Boston</u>
<b>TOTAL POPULATION</b> (US Bureau of the Census)			
<b>2000</b>	<b>7,208</b>	<b>92,115</b>	<b>589,141</b>
1990		85,698	574,383
% Change 1990-2000		7.5%	2.6%
<b>LAND AREA (Sq. Miles)</b>	0.33	6.1	48
<b>DENSITY, Persons per Square Mile</b>			
2000	21,842	14,645	11,914
1990	17,882	13,605	11,861
<b>RACE &amp; ETHNICITY, 2000 Number and Percentages</b> (US Bureau of the Census)			
White	558 (8%)	29,253 (32%)	291,561 (50%)
Black	2,998 (42%)	33,435 (36%)	140,305 (24%)
Hispanic	1,911 (27%)	10,568 (12%)	85,089 (14%)
Asian or Pacific Islander	121 (2%)	9,854 (11%)	44,280 (8%)
Native American	37 (<1%)	350 (<1%)	1,517 (<1%)
Other	813 (11%)	3,941 (4%)	8,215 (1%)
Multi-Racial	770 (11%)	4,714 (5%)	18,174 (3%)
<b>AGE, 2000 Number and Percentages</b> (US Bureau of the Census)			
Under 18	2,373 (33%)	23,055 (29%)	116,559 (20%)
18-64	4,359 (60%)	49,091 (61%)	411,246 (70%)
65+	476 (7%)	8,753 (11%)	61,336 (10%)

## Uphams Corner Study Area Data Profile (continued)

	<u><b>Uphams Corner</b></u>	<u><b>Dorchester</b></u>	<u><b>Boston</b></u>
<b>MEDIAN HOUSEHOLD INCOME, 1998 Estimate</b> (PCensus Estimate)			
	\$38,799	\$42,221	\$39,987
<b>POVERTY RATE, 1990</b> (US Bureau of the Census, HUD Adjusted Poverty Universe)			
	25.2%	16.8%	16.7%

### RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

<u>Year</u>	<u>Uphams</u> <u>Sales</u>	<u>Uphams</u> <u>Median Price</u>	<u>Dorchester</u> <u>Sales</u>	<u>Dorchester</u> <u>Median Price</u>	<u>Boston</u> <u>Sales</u>	<u>Boston</u> <u>Median Price</u>
January – June 2002	35	\$208,000	434	\$262,000	3,802	\$300,000
2001	46	\$207,000	765	\$240,000	6,297	\$263,900
2000	46	\$166,000	858	\$194,500	7,480	\$224,000
1999	63	\$112,000	976	\$164,950	8,183	\$182,000
1998	43	\$110,000	817	\$140,000	7,041	\$162,500

### RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

	<u><b>Uphams Corner</b></u>	<u><b>Dorchester</b></u>	<u><b>Boston</b></u>
January – June 2002	1 (3%)	7 (2%)	19 (<1%)
2001	1 (2%)	4 (<1%)	32 (<1%)
2000	2 (4%)	31 (4%)	75 (1%)
1999	2 (3%)	42 (4%)	177 (2%)
1998	6 (14%)	62 (8%)	210 (3%)

### ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2001	Residential	13 (1.6%)	55 (0.4%)	260 (0.3%)
	Commercial/Mixed	2 (3.0%)	10 (1.4%)	114 (1.5%)
2000	Residential	14 (1.7%)	65 (0.5%)	376 (0.5%)
	Commercial/Mixed	2 (3.0%)	15 (2.0%)	179 (2.4%)

## Uphams Corner Study Area Data Profile (continued)

### Uphams Corner

### Dorchester

### Boston

#### **HOUSEHOLDS & TENURE, 2000**

(US Bureau of the Census)

Occupied Housing Units	2,206	31,383	239,528
Percentage Owner-Occupants	28.6%	35.8%	30.7%

#### **BUILDINGS & TENURE, January 1, 2000**

(City of Boston Department of Assessing)

### Uphams Corner

### Dorchester

### Boston

<u>Property Type</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	207	25.0%	60.9%	4,173	32.3%	77.1%	29,763	39.4%	81.0%
Two Family	223	26.9%	65.5%	3,581	27.7%	72.8%	18,377	24.3%	69.7%
Three Family	266	32.1%	55.6%	4,369	33.9%	54.5%	15,854	21.0%	53.1%
<b>Total 1, 2, 3 Family Properties</b>	<b>696</b>	<b>N/A</b>	<b>60.3%</b>	<b>12,123</b>	<b>N/A</b>	<b>67.7%</b>	<b>63,994</b>	<b>N/A</b>	<b>70.8%</b>
Four-Six Family	28	3.4%	25.0%	249	1.9%	25.3%	2,916	3.9%	27.8%
Apartment Buildings	78	9.4%	1.3%	138	1.1%	1.4%	2,285	3.0%	5.4%
Mixed Residential/Commercial	11	1.3%	0%	198	1.5%	14.6%	2,353	3.1%	14.9%
Condominium Associations	16	1.9%	N/A	198	1.5%	N/A	4,013	5.3%	N/A
Condominium Units	105	N/A	35.2%	1,381	N/A	51.8%	38,378	N/A	48.4%
<b>Total Residential &amp; Mixed Properties</b>	<b>829</b>	<b>N/A</b>	<b>N/A</b>	<b>12,906</b>	<b>N/A</b>	<b>N/A</b>	<b>75,561</b>	<b>N/A</b>	<b>N/A</b>

Note: These figures do not include publicly or institutionally owned residential properties, as there are identified as "exempt" by the Assessing Department and unit counts are not possible.

#### **COMMERCIAL SALES**

(Banker & Tradesman)

	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2001	1	\$380,000	22	\$13,529,000	212	\$634,800,000
2000	1	\$275,000	48	\$118,900,983	288	\$1,084,900,000
1999	2	\$427,800	37	\$11,980,600	288	\$550,300,000
1998	1	\$180,000	50	\$1,217,300,000	296	\$1,217,300,000

#### **COMMERCIAL RENTS, 2001**

(DND Annual Survey of community development corporations and Main Streets District managers)

Retail / Square Foot (estimates)	\$17.50	\$10 - \$20	N/A
Office / Square Foot (estimates)	\$8.80 - \$9.25	\$15 - \$40	N/A